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Your ref: 3/2021/0280

Our ref: 3_2021_0280-LCC

Date: 14th May 2021

FAO A Dowd

Dear Mr Macholc

Planning Application 3/2021/0280: Proposed conversion of barn to two dwellings and conversion of agricultural buildings to provide home office space and garages.

Newhurst Farm, Anna Lane, Bolton By Bowland BB7 4NZ

Thank you for your consultation on the above planning application. We would have no objection to the proposed works, as this would ensure a future for this building as set out in the Heritage Statement (S Haigh, April 2021). The site is, as identified there, of some historic interest and has an unusual porch and roof arrangement. We would recommend that, prior to the conversion going ahead, that a more formal record of the building be made to level 2-3, as set out in '*Understanding Historic Buildings*' (Historic England 2016). It would be normal for us to suggest that this recording should be undertaken prior to any works commencing, but in this case it may be appropriate for some of the external recording to be undertaken once the modern structures have been demolished. This can be required by a planning condition; the following wording is suggested:

Condition: No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to Level 2-3 as set out in '*Understanding Historic Buildings*' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. Exterior recording of those sections of the buildings currently screened by modern structures proposed for demolition may be delayed until these structures have been cleared, but prior to any alterations to the walls to be retained. This work should be undertaken by an appropriately qualified and experienced professional contractor

to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Note: Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>. "Understanding Historic Buildings" can be accessed online at <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>.

This is in accordance with National Planning Policy Framework (MoHCLG 2019) paragraph 199: *"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible"*.

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team